



GRASSROOTS
REALTY GROUP

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**2401, 220 Seton Grove SE
Calgary, Alberta**

MLS # A2198865



\$398,800

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	864 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 330
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Double Vanity, Elevator, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: None

Welcome to your next home in Seton Summit! This spacious, fourth floor, 860+ square foot unit provides plenty of natural sunlight with its south facing balcony. The large quartz island adds to the functionality of the kitchen that boasts lots of storage room, soft close drawers & cupboards, and stainless steel appliances. The spacious main bedroom features an ensuite with a large shower, bathtub and his & hers sinks! The second, four piece bathroom is private, spacious, and ideal for guests, a roommate, or kids! Ample storage can be found in the closets, laundry room (with Samsung washer and dryer), and the leased secured storage unit found in the parking garage. This condo is close to everything including the South Health Campus, shopping, grocery stores, the YMCA, and Stoney Trail!